

FRANK VARRA ESTATES FILING No. 1

MINOR SUBDIVISION PLAT

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

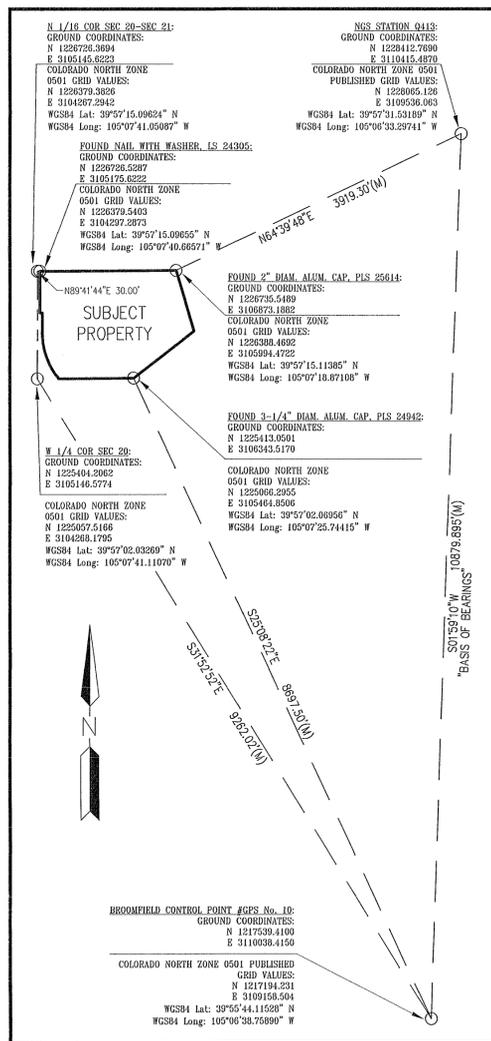
SHEET 1 OF 2

± 2,175,116 S.F. (±49.934 ACRES)

2022008374 PL 07/12/2022 08:50 AM
Page 1 of 2 Rec. Fee \$0.00 Doc Fee \$
City & County of Broomfield



VICINITY MAP
Not to scale



GEODETIC TIE MAP
Scale: 1" = 1000'

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A TRACT OF LAND LOCATED IN THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21 FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 21 BEARS S00°02'29"E, 2644.32 FEET, THENCE S00°02'29"E, 1322.16 FEET ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 TO THE NORTHWEST CORNER OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21, THENCE N89°41'44"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°41'44"E, 1697.59 FEET ALONG THE NORTH LINE OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21 TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD (FORMERLY COLORADO AND SOUTHERN RAILWAY COMPANY); THENCE S16°36'56"E, 779.09 FEET ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN RAILROAD TO THE MOST NORTHERLY CORNER OF THAT TRACT OF LAND AS DESCRIBED AS PARCEL NO. TK-64-1 IN SPECIAL WARRANTY DEED RECORDED AS RECEPTION NO. 2003001489 OF THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO;

THENCE S52°34'08"W, 947.57 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL NO. TK-64-1 TO THE MOST WESTERLY CORNER THEREOF AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21;

THENCE S89°34'36"W, 929.50 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 TO THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND AS DESCRIBED AS PARCEL NO. TK-64 IN SPECIAL WARRANTY DEED RECORDED AS RECEPTION NO. 2003001489;

THENCE NORTHWESTERLY, 623.46 FEET ALONG THE NORTHEASTERLY LINE OF SAID PARCEL NO. TK-64 AND ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 894.93 FEET, A CENTRAL ANGLE OF 39°54'57" AND BEING SUBTENDED BY A CHORD THAT BEARS N19°59'19"W, 610.93 FEET;

THENCE N00°15'11"W, 232.53 FEET ALONG THE WEST LINE OF SAID PARCEL NO. TK-64 TO THE SOUTH LINE OF THAT TRACT OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED ON FILM 869 AS RECEPTION NO. 119380 OF THE RECORDS OF BOULDER COUNTY, COLORADO;

THENCE S89°57'31"W, 29.08 FEET ALONG THE SOUTH LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 869 AS RECEPTION NO. 119380 TO A POINT 30.00 FEET DISTANT FROM THE SOUTHWEST CORNER OF SAID TRACT AND 30.00 FEET DISTANT FROM THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21;

THENCE N00°02'29"W, 513.70 FEET PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 TO THE TRUE POINT OF BEGINNING.

CONTAINING 2,175,116 SQUARE FEET OR 49.934 ACRES OF LAND, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF "FRANK VARRA ESTATES FILING NO. 1", AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD, FOR PUBLIC USE, THE STREETS, RIGHTS-OF-WAY AND OTHER PUBLIC WAYS AS SHOWN ON THE PLAT AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD, ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER CERTIFICATE

FRANK VARRA FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY
1858 S. 96TH STREET
BROOMFIELD, CO 80020
CONTACT: DEANN LANDRUS

BY: *Deann Landrus*
DEANN LANDRUS, MANAGER

NOTARY CERTIFICATE

STATE OF Colorado)
COUNTY OF Boulder) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 28th DAY OF June, 2022, BY DEANN LANDRUS AS MANAGER OF FRANK VARRA FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

Curt Deane Rautenstrauss
NOTARY PUBLIC

CURT DEAN RAUTENSTRAUSS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2019040425
MY COMMISSION EXPIRES DECEMBER 12, 2023

MY COMMISSION EXPIRES: December 12, 2023

GENERAL NOTES

- THIS MINOR SUBDIVISION PLAT INCLUDES 2 LOTS AND 4 TRACTS.
- FIDELITY NATIONAL TITLE COMPANY'S TITLE REPORT, FILE NO. F0572090-170-500-000, WITH AN EFFECTIVE DATE OF DECEMBER 3, 2021 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH TO DETERMINE OWNERSHIP, RIGHT-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD BY POWER SURVEYING COMPANY, INC.
- NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-50B C.R.S.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THE LINEAR UNIT OF MEASUREMENT FOR THIS SUBDIVISION PLAT IS THE U.S. SURVEY FOOT, DEFINED AS EXACTLY 1200/3937 METER.
- PRIOR TO OBTAINING FINAL PLAT APPROVAL, THE APPLICANT AND SURFACE OWNER (IF DIFFERENT) SHALL SUBMIT A COPY OF AN EXECUTED SURFACE USE AGREEMENT (SUA) WITH NOBLE ENERGY, INC. EVIDENCING OIL AND GAS ACTIVITIES HAVE BEEN ADEQUATELY INCORPORATED INTO THE DESIGN OF THE APPROVED PLAT.
- THESE LANDS ARE SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN AN INTERGOVERNMENTAL AGREEMENT WHICH GOVERNS THIS SITE AND DESIGNATES THE LANDS AS A PRESERVATION AREA (CITY OF BROOMFIELD RESOLUTION No. 99-33).
- ONLY ONE SINGLE FAMILY RESIDENCE SHALL BE CONSTRUCTED ON EACH OF LOTS 1 AND 2. NO DEVELOPMENT SHALL BE APPROVED ON TRACT A AND TRACT D.

DESCRIPTION	AREA (SQ. FT./ACRES)	OWNERSHIP AND MAINTENANCE		USE
		OWNERSHIP	MAINTENANCE RESPONSIBILITY	
LOTS 1 & 2	±160,374 SQ. FT. ±3.682 ACRES	INDIVIDUAL LOT OWNERS	INDIVIDUAL LOT OWNERS	SINGLE FAMILY RESIDENCE (ONE PER LOT)
TRACT A	±1,436,151 SQ. FT. ±32,970 ACRES	FRANK VARRA LLC	FRANK VARRA LLC	NO DEVELOPMENT
TRACT B	±8,865 SQ. FT. ±0.203 ACRES	LOT 1 OWNER	LOT 1 OWNER	FUTURE RIGHT OF WAY EXPANSION
TRACT C	±6,079 SQ. FT. ±0.139 ACRES	LOT 2 OWNER	LOT 2 OWNER	FUTURE RIGHT OF WAY EXPANSION
TRACT D	±563,647 SQ. FT. ±12.940 ACRES	FRANK VARRA LLC	FRANK VARRA LLC	FUTURE DEVELOPMENT

BASIS OF BEARINGS

SOUTH 01°59'10" WEST, BEING THE BEARING OF THE LINE BETWEEN NCS STATION Q413 AND BROOMFIELD CONTROL POINT GPS No. 10.

*** GRID BEARING PER STATE PLANE COORDINATES, COLORADO NORTH ZONE 0501 IS SOUTH 01°59'21" WEST (COMBINED SCALE FACTOR = 0.99971714)

GRID DISTANCE x 1.00028294 = GROUND DISTANCE

GEODETIC ACCURACY STANDARDS STATEMENT

THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS "C ORDER, CLASS 2-1, 1:50,000" AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

FLOODPLAIN STATEMENT

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% PERCENT ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP (F.I.R.M.) No. 085072 0078F, WITH A REVISION DATE OF AUGUST 18, 2004.

PUBLIC SERVICE COMPANY NOTE

PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO ACQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

PUBLIC LAND DEDICATION

A PUBLIC LAND DEDICATION IS REQUIRED AND HAS BEEN ACCOMPLISHED. THE PROPOSAL INCLUDES A TOTAL OF 13 RESIDENTIAL LOTS. TWO OF THE 13 LOTS ARE ALREADY DEVELOPED WITH RESIDENTIAL USE, SO THE PUBLIC LAND DEDICATION IS BASED ON THE 11 NEW RESIDENTIAL LOTS ONLY. THE ESTIMATED POPULATION WOULD BE 33 PEOPLE BASED ON THREE PEOPLE PER SINGLE FAMILY DWELLING. THE PUBLIC LAND DEDICATION FOR DEVELOPMENT IS 0.8 ACRES BASED UPON THE OPEN SPACE, PARKS, RECREATION AND TRAILS MASTER PLAN. THE OWNER HAS ALREADY ACCOMPLISHED THIS SEPARATE DEDICATION OF A PARCEL OUTSIDE OF THE SUBJECT PUD PLAN AREA. THE PROPERTY THAT WAS DEDICATED IS APPROXIMATELY 41,623 SQUARE FEET (0.955 ACRES) LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IS KNOWN AS LOT 1 OF BLOCK 1 OF THE PLAT OF VARRA SOUTH FILING No. 1, A MINOR SUBDIVISION RECORDED JULY 7, 2016 AT RECEPTION No. 2016007885.

CITY APPROVAL CERTIFICATE

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO.

Kate
DIRECTOR OF COMMUNITY DEVELOPMENT

THIS 28th DAY OF JUNE, 2022

Richard Bruce Gabriel
CITY MANAGER

SURVEYOR'S CERTIFICATE

I, RICHARD BRUCE GABRIEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THE REAL PROPERTY DESCRIBED HEREON IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.

RICHARD BRUCE GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.



TYPE OF SUBMITTAL:	MINOR SUBDIVISION
PREPARATION DATE:	JANUARY 21, 2022
REVISION DATE:	APRIL 4, 2022
REVISION DATE:	APRIL 19, 2022
REVISION DATE:	MAY 25, 2022
JOB NO. 501-16-262	DWG: 16-262 PLAT.dwg

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SHEET 2 OF 2

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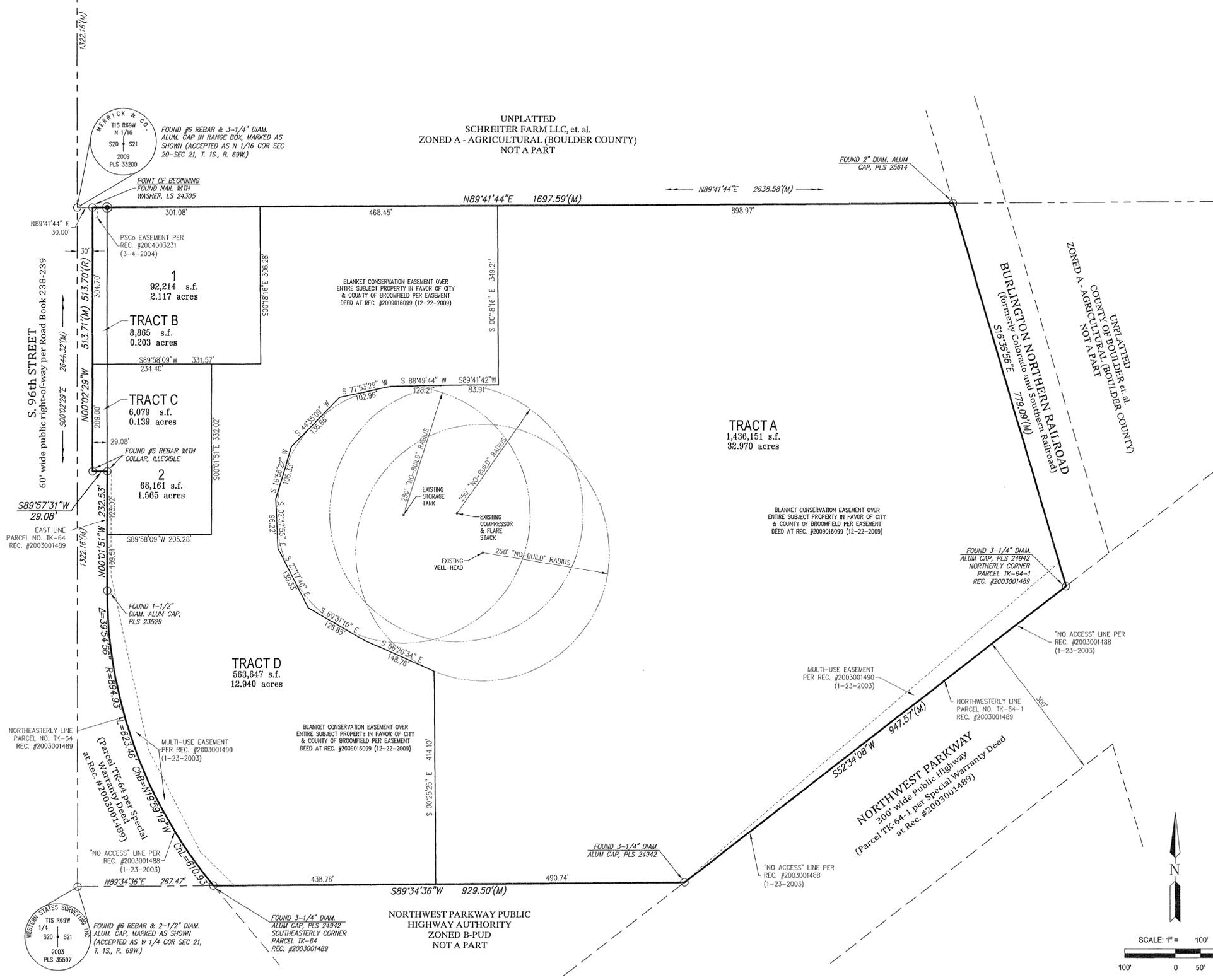
POINT OF COMMENCEMENT;
 FOUND #6 REBAR & 3-1/4" DIAM.
 ALUM. CAP IN RANGE BOX, MARKED AS
 SHOWN (ACCEPTED AS NW COR SEC 21,
 T. 1S., R. 69W.)

MERRICK & CO.
 T1S R69W
 N 1/16
 S20 S21
 2009
 PLS 33200

POINT OF BEGINNING
 FOUND NAIL WITH
 WASHER, IS 24305

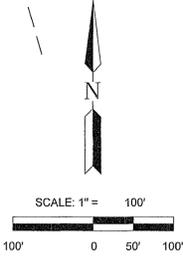
UNPLATTED
 SCHREIBER FARM LLC, et. al.
 ZONED A - AGRICULTURAL (BOULDER COUNTY)
 NOT A PART

MERRICK & CO.
 T1S R69W
 C
 N 1/16 S21
 2009
 PLS 33200



LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND, AS NOTED
- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
- (C) CALCULATED
- (M) MEASURED
- 16 LOT NUMBER
- (R) RECORD
- EXISTING RECORD EASEMENT LINE
- - - NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [] BRACKETS)
- NEW LOT LINE PER THIS PLAT
- - - "NO BUILD" AREA LIMIT LINE (APPROXIMATE)
- ADJOINING PARCEL OR LOT LINE
- CENTER LINE
- COUNTY BOUNDARY LINE
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS



POWER
 Surveying Company, Inc.
 Established 1998
 P.O. Box 702-8417
 Denver, CO 80221
 www.powerurveying.com

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